

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 1, 1978, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major H. Tilley of the Salvation Army.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Alderman Harcourt's parents and Mrs. Eileen Hanson, their guest, from Glendale, California.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy

SECONDED by Ald. Puil

THAT the minutes of the Regular Council Meeting of July 25, 1978, with the exception of the 'In Camera' meeting, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Champlain Heights - Enclave 15.

Council, on July 25, 1978, deferred the matter of Enclave 15 in Champlain Heights, as contained in the Planning and Development Committee's report of July 13, 1978, pending a joint report from the Project Manager and the Director of Planning.

Pursuant thereto, Council noted a Manager's report dated July 20, 1978, in which both officials submitted details on the steps necessary to lease the enclave for housing development.

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in his report of July 20, 1978, be approved.

- CARRIED

(Ald. Kennedy and Puil opposed)

UNFINISHED BUSINESS (Cont'd)2. Proposed Rezoning - 3090 Kingsway
(Vancouver Auto Villas Motel Site)

Council, on July 25, 1978, noted a letter from the Solicitor for Poplar Enterprises Ltd., the owner of the property at 3090 Kingsway. In the letter it was stated that a Mr. Sair has an application presently pending to rezone this property. However, Poplar Enterprises Ltd., the owners, do not wish the property to be rezoned in accordance with the terms of the pending application and request that this rezoning application be removed from the property.

Following consideration it was resolved:

"THAT the Director of Planning report to the next meeting of Council on the rezoning application for 3090 Kingsway and the interested parties be invited to be present when the report is considered."

Council this day considered a report dated July 28, 1978, from the City Manager, in which the Director of Planning advised that no further action is required on this proposed rezoning as the applicant, Mr. Sair, has withdrawn his rezoning application on the property.

MOVED by Ald. Harcourt

THAT the Manager's report dated July 28, 1978, be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS1. Skate Canada '78
Grant Request - Awards Dinner

MOVED by Ald. Harcourt

THAT no action be taken on Skate Canada's request for the City to assist financially in the International Figure Skating Competition as detailed in the organization's letter of July 19, 1978.

- CARRIED UNANIMOUSLY

2. Police Friendship Week -
Request for Sponsorship.

In a letter dated July 25, 1978 the Canadian Section of the International Police Association requested that Council agree to sponsor a Salmon Barbecue for registered visitors attending Police Friendship Week at U.B.C. The cost to sponsor such an event is \$500.

MOVED by Ald. Marzari

THAT Council sponsor a Salmon Barbecue as requested, at a cost not to exceed \$500.

- LOST

(Ald. Brown, Gerard, Kennedy, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Harcourt

THAT Council sponsor a Salmon Barbecue up to a cost of \$100.

- CARRIED

(Ald. Brown, Puil and Rankin opposed)

Regular Council, August 1, 1978. 3.

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Cerebral Palsy Association
Grant Request - Taxes

Council noted a letter dated July 24, 1978 from the Cerebral Palsy Association of British Columbia, requesting a grant of \$1,000 to offset property taxes. The Clerk advised that a report on this request should be obtained from the appropriate officials for Council, and it was, therefore,

MOVED by Ald. Gerard

THAT the aforementioned letter be withdrawn and the City Manager submit a report on the organization's request.

- CARRIED UNANIMOUSLY

4. Proposals re Life Improvement

Council noted a letter dated July 25, 1978 from the Association for the World Government of the Age of Enlightenment, requesting that it make a presentation to Council to discuss the full range and implications of its activities on a campaign to improve the quality of life in all areas of society.

MOVED by Ald. Puil

THAT no action be taken on the World Government of the Age of Enlightenment Association's request to address Council.

- CARRIED

(Ald. Harcourt and Rankin opposed)

5. MacDonald's Development -
3450 E. Hastings Street.

Council noted a request from Hastings Sunrise Action Council in its letter dated May 9, 1978, to appear before Council regarding a development by MacDonald's at 3450 East Hastings Street. It is anticipated a report on this subject will be before Council on August 15, 1978.

MOVED by Ald. Harcourt

THAT the delegation request from Hastings Sunrise Action Council be granted.

- CARRIED UNANIMOUSLY

6. Development Permit Application
1180 West 15th Avenue.

In a letter dated July 28, 1978, Mr. W. A. Street, solicitor for the owners of 1180 West 15th Avenue, requested to appear before Council on the matter of a Development Permit Application to convert this existing building into apartment units. Delegation requests were also received from two residents of the area.

MOVED by Ald. Harcourt

THAT the foregoing delegation requests be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)7. Workers' Compensation Board
Health & Safety Regulations

Council, on July 25, 1978, deferred consideration of a City Manager's report dated July 21, 1978 on the above topic to this meeting, pending receipt of additional information.

The City Engineer has advised that this additional information is not available for today's meeting of Council, and requests deferral of the matter to the Council meeting on August 15, 1978.

MOVED by Ald. Harcourt

THAT the foregoing request of the City Engineer, be approved.

- CARRIED UNANIMOUSLY

8. Appointment to Vancouver
City Planning Commission

In a letter dated July 31, 1978, Mayor Volrich recommended the appointment of Alderman Gerard to replace Alderman Kennedy on the Vancouver City Planning Commission.

MOVED by Ald. Puil

THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Council varied the agenda to consider the following report:

I. Report of Standing Committee
on Planning and Development
(July 18, 1978)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Views from Bridges.

Cl. 2. False Creek - Area 10B: Concept Plan Refinements.

Views from Bridges
(Clause 1)

Prior to considering this clause a letter, dated July 25, 1978 from the B.C. Central Credit Union was noted, requesting that the organization appear before Council as a delegation on this matter.

MOVED by Ald. Harcourt

THAT this clause be deferred pending the hearing of delegations. as requested on August 15, 1978.

- CARRIED UNANIMOUSLY

False Creek - Area 10B -
Concept Plan Refinements
(Clause 2)

In considering this clause Council was advised that a report dated July 18, 1978, from the City Manager, concerning the Property Endowment Fund Board Involvement, was withdrawn at the request of the City Manager.

A report, dated July 31, 1978, from the City Manager on Density of Western Outboard Site, Area 10B, was noted and, in particular, the suggested modification of the recommendations contained in the Planning and Development Committee's report.

Cont'd.....

STANDING COMMITTEE REPORT(Cont'd)

Planning & Development Committee
(July 18, 1978) (Cont'd)

False Creek - Area 10B
Concept Plan Refinements (Cont'd)

The City Manager, therefore, recommended as follows:

- "A) The Concept Plan -- Summary Report dated October 20, 1977 and Appendix dated May 23, 1978, prepared by Rhone & Iredale, Architects and Daon Development Corporation together with this report be approved for the guidance of the Director of Planning in the preparation of the Area Development Plan By-law for Area 10B, False Creek.
- B) The Director of Planning be requested to prepare the documentation for an Area Development Plan By-law to be referred direct to a Public Hearing to be held by Council in early September 1978.
- C) (modified) The Area Development Plan By-law make provision for the relocated Western Outboard Ltd., site:
 - (i) a total area of built space not exceeding 140,000 square feet above the level of the piazza which is approximately at elevation 120, and 60,000 square feet below that level for a total of up to but not exceeding 200,000 square feet including all parking.
 - (ii) the permitted uses to include marine repair sales and service, hotel, office, residential, restaurant and parking, and, subject to a favourable referendum and approval of the Liquor Control Board, a pub."

MOVED by Ald. Harcourt

THAT the foregoing recommendations of the City Manager, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
JULY 28, 1978

Building & Planning Matters
(July 28, 1978)

The Council considered this report, which contains four clauses, identified as follows:

- Cl. 1. 7110 Blenheim Street - Development Permit Application No. 81364
- Cl. 2. Hardship Information and Procedures.
- Cl. 3. Proposed Rezoning: S/W Corner of East 5th Avenue and Cassiar Street.
- Cl. 4. Cedar Cottage N.I.P. Appropriation: Dishwasher for Cedar Cottage Neighbourhood House.

Clauses 1 - 4 inclusive

MOVED by Ald Harcourt

THAT the recommendations of the City Manager, as contained in clauses 1, 3 and 4 be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)Licenses and Claims Matters
(July 28, 1978)

Claim No. 18037 - I.C.B.C.
and James Sumpton.
(Clause 1)

MOVED by Ald. Ford

THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(July 28, 1978)

Use of Sound Truck -
Glad Tidings Temple Parade
(Clause 1)

MOVED by Ald. Kennedy

THAT permission to use a sound truck in the Annual Glad
Tidings Temple Parade, be granted.

- CARRIED UNANIMOUSLY

Finance Matters
(July 28, 1978)

Building Maintenance and Janitorial
Services - Vancouver Police Department
(Clause 1)

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(July 28, 1978)

The Council considered this report which contains two clauses,
identified as follows:

- Cl. 1. First Christian Reformed Church - Parking Lot:
2670 Victoria Drive.
- Cl. 2. Cancellation of Lease - Portion of 1st Avenue
under the Grandview Viaduct, East of Vernon Drive.

Clauses 1 and 2

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained
in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. Manager's Report
(July 28, 1978)

Gordon Import Autos Ltd.,
3695 West 10th Avenue.

MOVED by Ald. Harcourt
THAT this report be received for information.

- CARRIED UNANIMOUSLY

During consideration of this report the Mayor requested the Director of Planning to advise Mr. Gordon that a number of Members of Council suggested he might wish to consider submitting a new application based on rezoning of the property to CD-1.

D. Manager's Report
(July 19, 1978)

Development Permit Application
1462 East 1st Avenue.

MOVED by Ald. Bellamy,

THAT the Director of Planning be advised that Council favours approval of this Development Permit Application, in accordance with the submitted application, such plans and information forming a part thereof, including the applicant's letter and programme submission of May 11, 1978, thereby permitting the alteration and use of the existing building on this site as a personal care and specialized residential care home for a maximum of 14 persons for a period of time expiring December 31, 1979, and subject to the following conditions:

1. Guests receiving personal care are to be restricted to the use of the main and second floors only.
2. The basement is not to be used or occupied at any time.
3. The building is to comply with all City and Provincial By-laws.

- CARRIED UNANIMOUSLY

E. Manager's Report
(July 31, 1978)

Goals and Objectives - Office
of Economic Development

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this report, be approved after amending the objectives to include promoting the development of research parks.

- CARRIED UNANIMOUSLY

During consideration of the above report, the Mayor suggested the City Manager and the Director of Finance consider the feasibility of the office of Economic Development fostering Pacific Rim export markets for local and national products.

II. Report of Standing Committee on
Finance and Administration
(July 27, 1978)

Erosion of Cliffs, Vicinity of
2600 Block Wall Street
(Clause 1)

MOVED by Ald. Brown

THAT the recommendation of the Committee, as contained in this report, be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Brown, Kennedy and Puil opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee
on Community Services
(July 27, 1978)

Detention of Mentally Ill Persons
in City Jail
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at 11.10 a.m. for
an 'In Camera' meeting in the Mayor's
Office.

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The Council, in Committee of the Whole, reconvened
in the Council Chamber at 2:00 p.m., with Mayor
Volrich in the Chair and the same Members present.

DELEGATIONS

1. Complaint re Rear Parking Lot -
Mac's Milk Store, 1055 Denman St.

Council, on July 11, 1978 deferred consideration of a
report of the Community Services Committee dated June 29, 1978
on the above topic, to hear a delegation on behalf of 7-Eleven
Stores.

In its report the Committee recommended:

'THAT the Acting Director of Permits and Licenses
and the Director of Legal Services bring forward
an amendment to the Shops Closing By-law that all
corner stores be required to close at 12:00 midnight
and not reopen until 7:00 a.m. the following day.'

Mr. A. K. Wooster, solicitor for 7-Eleven Stores addressed
Council and referred to a brief previously circulated to Council
urging that Council not approve the recommendation of the
Standing Committee on Community Services. Mr. Wooster referred
to a survey of 7-Eleven Stores located at 4th and Yew, Marine
and West 70th and 871 Denman Street, which indicated that the
major purchases from these stores between the hours of 11.00 p.m.
and 7.00 a.m. are dairy products, bread, cigarettes and
refreshments. He also stated that between these hours, seven
7-Eleven Stores in Vancouver served 338,000 customers, an
average of 266 customers per night per store. Sales during
this period represent 43.12% of total sales.

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in its
report of June 29, 1978, and quoted above, be approved.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson,
Harcourt, Kennedy, Marzari, Puil and
the Mayor opposed)

Cont'd.....

DELEGATIONS (Cont'd)

Complaint re Rear Parking Lot -
Mac's Milk Store, 1055 Denman Street (Cont'd)

MOVED by Ald. Ford

THAT the Director of Legal Services report on appropriate amendments to the Shops Closing By-law to provide Council discretion to regulate hours of operation of individual corner stores.

- CARRIED

(Ald. Brown, Gibson, Puil and the Mayor opposed)

MOVED by Ald. Puil

THAT the operator of the Mac's Milk Store at 1055 Denman Street be requested to appear before Council to show cause why his business license should not be suspended.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson,
 Harcourt, Marzari, Rankin and the Mayor opposed)

2. Keeping of Chickens at
 5515 Rhodes Street

Council on July 25, 1978 deferred consideration of a City Manager's report dated July 21, 1978, on Keeping of Chickens at 5515 Rhodes Street to hear delegations on this matter. In his report, the City Manager submitted for consideration a choice between

- A. Enforcing the By-law in this instance, or
- B. Withholding enforcement in this case because of the particular medical and hardship circumstances of Mrs. Scafidi (Ms. Centenery)

Mrs. G. Scafidi (Ms. G. Centenery) addressed Council setting forth reasons why, in her opinion, it is essential to her family's health that she keep chickens at 5515 Rhodes Street. She cited medical and economic reasons for this.

Mr. Bruce Eriksen, President of Downtown Eastside Residents' Association addressed Council and read from a brief in which he suggested that the complaints received on this matter are related to the noise which is caused by the one rooster kept at this address. He suggested the City remove the rooster under Section 2, of By-law No. 2531.

Mr. D. A. Morgan, Director of Environmental Health stated that keeping of chickens tends to increase the rodent population in an area, and the manure from the chickens creates a problem with flies.

Mrs. Nightingale, a neighbour, stated the chickens are very well kept and she does not consider them to be a problem to the neighbourhood.

MOVED by Ald. Rankin

THAT Council instruct the Medical Health Officer to withhold enforcement of the Health By-law in this case because of the particular medical and hardship circumstances of Mrs. Scafidi (Ms. Centenery).

- LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Kennedy,
 Puil and the Mayor opposed)

Cont'd.....

DELEGATIONS (Cont'd)Keeping of Chickens
at 5515 Rhodes Street (Cont'd)

MOVED by Ald. Ford (in amendment)

THAT the following be added to the above motion

'for a one year period, subject to no more than twelve chickens being kept at this address and Mrs. Scafidi (Ms. Centenery) submitting to Council a letter from her doctor substantiating her medical and hardship circumstances.'

- LOST

(Ald. Bellamy, Gerard, Gibson, Kennedy, Puil
and the Mayor opposed)

The amendment having lost, the motion by Alderman Rankin was put and lost.

The Mayor requested the Director of Legal Services to report to the next meeting of Council on alternative methods of enforcing the Health By-law in this particular instance.

3. License Application for Super Love
Products Ltd., 1043 Granville Street

Council, on July 25, 1978, deferred consideration of a Manager's report dated July 21, 1978 on a License Application for Super Love Products Ltd., at 1043 Granville Street, to hear delegations.

In the report the City Manager submitted for consideration the recommendation of the Acting Director of Permits and Licenses that the license application from Super Love Products Ltd., be held in abeyance until he has reported on ways of controlling undesirable business operations on Granville Street, south of the Mall to the Bridge, and any proposed by-law amendments have been considered.

The City Manager noted that the applicant does not wish to open a new business but to transfer his operation to another location in the same block. If the application is not approved he will continue to operate in the same location.

Mr. Punja, the applicant, addressed Council and emphasized that he does not wish to open a new business but merely to transfer his operation to a bigger location in the same block in order to expand his business.

Mrs. Bickle, owner of an arcade on Granville Street stated it was her understanding that Mr. Punja, who holds an arcade license, intends to put in arcade equipment in the new location and stated her objections to this. In response to a question from the Council, Mr. Punja denied this statement.

MOVED by Ald. Kennedy

THAT the license application from Super Love Products Ltd., be held in abeyance until the Acting Director of Permits and Licenses has reported on ways of controlling undesirable business operations on Granville Street, south of the Mall to the Bridge, and any proposed by-law amendments have been considered.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)4. Street Name Changes in Champlain Heights

Council, on July 11, 1978, approved a delegation request from Killarney-Champlain Citizens for Action Association to address Council on certain street names set out in a Manager's report dated April 14, 1978 and approved by Council on April 18, 1978.

Mr. N. Davidowicz addressed Council and read a brief from the Killarney-Champlain Citizens for Action Association (circulated) In the brief the following suggestions were made:

1. Instead of Champlain Crescent; suggest Tyne Street.
2. Instead of Matheson Crescent; suggest Harvie Street.
3. Instead of Hurst Avenue; suggest 54th Avenue.
4. Instead of Arbor Avenue; suggest 57th Avenue.
5. Instead of Rumble Avenue; suggest 60th Avenue.

The brief put forth reasons for these suggestions.

Council noted a letter from Springer Construction (Vancouver) Ltd., developers of single family homes in Enclave 1 of Champlain Heights, requesting that Hurst be re-named 54th Avenue.

MOVED by Ald. Kennedy

THAT the action of Council on April 18, 1978, in respect of Hurst Avenue, be amended by changing that street name to 54th Avenue.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Rankin

THAT the by-law amending the Street Name By-law, before Council later this day, be deferred, and the Street Naming Committee meet with Community Associations in Champlain Heights to discuss street names in the area.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and the Mayor opposed)

No further action was taken in this matter.

The Council recessed at 3:50 p.m. and reconvened in the Council Chamber at 4:00 p.m.

CITY MANAGER'S REPORTC. Manager's Report
July 28, 1978Harbour Park (Summary Report)

Before Council for consideration was a report from the City Manager dated July 28, 1978 summarizing a report of the Director of Planning on Harbour Park. In the report, the Director of Planning recommended:

1. The Director of Planning, in association with the Chairman of the Standing Committee on Planning and Development, make arrangements for a full presentation and public discussion at a Public Meeting(s) on the proposals for the Harbour Park site, such meeting(s) to be held in September if possible.

Cont'd....

CITY MANAGER'S REPORT (Cont'd)

Harbour Park (Cont'd)

2. That the Native Indian Societies and the B.C. Forest Foundation be formally requested to discuss the possibility of having the two developments on the Harbour Park site and that City staff participate in these discussions and report back.
3. That City staff be instructed to report back on the necessary measures leading to the construction of a small marina (+ 200 boats), seawall improvements, and a public walkway along the water's edge, such report to take account of negotiations with the National Harbours Board, Harbour Ferries Ltd., and the appropriate Federal agencies, regarding dredging and seawall construction funding.

The City Manager, in his report recommended approval of recommendation 3 above and put forward various other items for Council's consideration.

Mr. Moore and Mr. Evans, representing B.C. Forest Foundation answered various questions from Council related to their proposal to develop a Forestry Centre on Harbour Park site.

MOVED by Ald. Puil

THAT City staff be instructed to report back on the necessary measures leading to the construction of a small marina (+ 200 boats), seawall improvements, and a public walkway along the water's edge, such report to take account of negotiations with the National Harbours Board, Harbour Ferries Ltd., and the appropriate Federal agencies, regarding dredging and seawall construction funding.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil

THAT Council indicate that it prefers development of the Harbour Park site for the B.C. Forestry Centre, and the City Manager be instructed to report back on financial and design considerations and other appropriate conditions and terms including the following:

- resolution of the question of the payment of municipal property taxes
- co-ordination of program development with other learning centres in the City
- consideration of participation in the implementation of a waterfront transit link into Stanley Park.

- CARRIED

(Ald. Brown, Harcourt, Marzari and Rankin opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW TO AMEND BY-LAW No.4801
BEING THE OFFICIAL DISCLOSURE
BY-LAW.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
 THAT the by-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

 The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment,
 There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
 THAT the by-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the by-law.
- CARRIED UNANIMOUSLY

- 2. BY-LAW TO AMEND BY-LAW No. 4054
BEING THE STREET NAME BY-LAW.

MOVED by Ald.Kennedy
SECONDED by Ald. Ford
 THAT the by-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

 The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment,
 There being no amendments, it was

MOVED by Ald. Kennedy
SECONDED by Ald. Ford
 THAT the by-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the by-law.
- CARRIED UNANIMOUSLY

MOTIONS

Allocation of Lands for
Road Purposes

MOVED by Ald. Brown
SECONDED by Ald. Ford
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

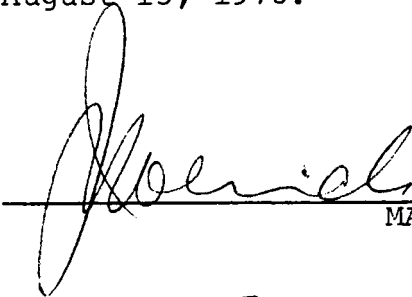
1. West 7 feet of Lot 20, Block 328, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated June 5, 1978, and marginally numbered LF 7992, a print of which is hereunto annexed.


AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes and declared to form and constitute portions of road.
- CARRIED UNANIMOUSLY

 The Council recessed at 5:20 p.m. to reconvene
 'In Camera' in the Mayor's Office.

The foregoing are Minutes of the Regular Council Meeting
of August 1, 1978, adopted on August 15, 1978.


MAYOR


CITY CLERK

MANAGER'S REPORT

July 20, 1978

U/B 1

TO: Vancouver City Council

SUBJECT: Champlain Heights - Enclave 15

CLASSIFICATION: RECOMMENDATION

The Champlain Heights Project Manager and the Director of Planning report as follows:

"July 13 the Planning and Development Committee considered two reports on the subject of assisted housing.

The first report from the Director of Planning spoke to proposed changes to the National Housing Act and noted that for the most part the changes would not result in the new housing programs reaching low income households. The report concluded with a series of recommendations urging the Federal government to consult with local governments prior to implementing changes to the programs. The Committee endorsed the recommendations.

In speaking to the report the Director of Housing for the GVRD noted that he was somewhat more optimistic about the new programs although he recognized certain limitations in the proposals.

The second report before the Committee was from the Champlain Heights Project Manager. This report recommended that Enclave 15 be advertised for lease under the new 'graduated payment mortgage' program. The Project Manager wished to initiate a tender call and subsequently report the results to Council for their consideration. During discussion of this report several questions were raised. The first was with respect to the present status of CMHC budgets for funding co-op or non-profit rental housing in 1978 as an alternative to the 'GPM' rental program. The second was a concern with the 'inflationary' dependence of the new program and a third was a desire to have the Director of Planning clarify his position.

In order to answer these questions it was recommended that the matter be deferred until the August 3rd Committee meeting.

Immediately following the Committee meeting the Project Manager met with Planning Department staff to discuss the situation.

A serious problem arises with deferring a Council decision until August 15th, in that the 'GPM' development program requires that a project be under construction by December 31, 1978 in order to qualify for the capital cost allowances. A three week delay at this point would seriously jeopardize the project.

These points were discussed subsequently with the Committee Chairman who recognized the time constraint and agreed to presenting the report directly to Council for a decision.

On the first question, the Project Manager confirmed through discussions with CMHC that it would be very difficult if not impossible to have funds committed in 1978 for development of either new co-ops or non-profit rental projects, as these programs are undergoing the review discussed in the Planning Department's report. The funds that are available for 1978 are to be used to fund projects which were cut off earlier in the year when the new programs were announced.

On the second question, the graduated payment mortgage (GPM) does depend on an individual's ability to increase payments over the first ten years of the program. The attached table (produced by CMHC) shows how payments start out lower than they would normally, thereby allowing an individual with a lower income to qualify for a mortgage. During the ten years that the GPM is in effect, the payment escalates at 5 per cent per year until it reaches a point at year ten where it stays constant.

This type of program is not new. The Provincial government's 'high impact grant' (HIG) works on the same principle of reducing payments below normal in the early years and subsequently recovering the loan in later years.

It is true that the program is dependent on continued inflation. However, it should be noted that without the assistance in the early years the individual's income would not qualify him for the mortgage in the first place.

Cont'd . . .

The case before Council on Enclave 15 is somewhat different, in that the mortgage would be advanced to the company that operates the rental project, rather than an individual; however, the principle is still the same.

On the third question, the Acting Director of Planning still believes that the main issue is whether we should build housing under the GPM program or wait for beneficial changes to the CMHC Subsidy/Assistance Programs. In view of the fact that there does not appear to be a cash flow problem for Champlain Heights Development, he sees no compelling reason to recommend that Council proceed with the lease of Enclave 15 at this time.

However, following discussions with the Project Manager, and in view of Planning's continuing concerns that this program will not attract non-market residents, The A/Director of Planning is prepared to concur with the recommendations on the condition that a market enclave in Phase II is changed to a non-market designation. In the event that Council's income mix objective at 1/3 high, 1/3 middle and 1/3 low is met in the overall project (Phase I and II), he would be prepared to consider changing the designation back to market at a later date.

The Project Manager noted during the Committee meeting that he supports the request that Federal housing programs be revised to provide greater assistance to low income people. At the same time, however, it is recognized that these changes have been under discussion for more than twelve months and there is still no firm commitment as to when the new programs will be introduced. It is very likely that they will not be introduced before the beginning of the new year. The GPM program, on the other hand, is in place and available for use in Champlain Heights. In addition, if the project proceeds before year end the City will benefit from \$230,000 in Municipal Incentive Grants.

Summary:

1. The Director of Planning noted in the report on Changes to the National Housing Act that the proposed amendments would not benefit low income families.
2. The above noted report recommended further review and consultation between the Federal Government, Provincial Government and particularly the Municipalities before amendments were made - while this indeed appears necessary it will certainly add to the delay in introducing new programs.
3. The Director of Planning in his comments on Enclave 15 states that Council should "wait for beneficial changes to the CMHC Subsidy/Assistance Programs". The Project Manager is not confident that these changes when they are finally introduced will necessarily be viewed as beneficial - because of this, it is his recommendation to proceed with the program that is now in place and operational.
4. The Director of Planning notes that there is not a cash flow problem in Champlain Heights and there is therefore no compelling reason to lease Enclave 15. The cash flow situation has in fact nothing to do with the Project Manager's recommendation to lease Enclave 15. The prime motivating factor is that this program will provide rental housing which is, in his opinion, required in the area and which will be priced in a range where those who cannot afford to buy houses in the city will be able to rent rather than having to move further out into the suburban municipalities.

Conclusion:

The Project Manager concurs with designation of a Phase II enclave as non-market pending a review of the overall income mix at some later date. Because of the debate, the Project Manager contemplated dropping the issue, however, the Acting Director of Planning suggested that it be progressed. One of the reasons for the Planner's position is that their objection is a 'preference' and not 'emphatic'. The issue has been described by Planning as a 'grey area' and one which should be presented to Council for a decision noting the Planning Department's concern.

The Project Manager is therefore recommending that the City advertise Enclave 15 in order to establish whether there is in fact a demand for this type of housing. Consistent with this the following recommendations are presented:

- A. THAT Council authorize the Project Manager to take the necessary steps to lease Enclave 15 - Champlain Heights on the basis of a 99-year prepaid ground lease for a 115 unit strata-title housing development.

Cont'd . . .

- B. THAT the Project Manager report back to Council when bids have been opened and analysed in order to obtain Council's authority to complete the lease.
- C. THAT if a transaction is completed as outlined in this report then an appropriate enclave in Phase II will be changed from a market to a non-market designation.

The Director of Finance comments as follows:

On July 25, 1978 while considering a report on Enclave 17, Council approved my recommendation that marketing of additional enclaves be delayed until a review of marketing methods had been completed. However, as the Project Manager is proposing to tender Enclave 15 in accordance with normal tender procedures as outlined in the Supervisor of Properties report approved by Council July 11, 1978, I would concur with the recommendations of the report."

The City Manager notes that the Director of Planning now agrees with the Project Manager that the project can proceed, since another enclave will be designated as non-market to ensure income guidelines can be met. This also permits the City to benefit from the Municipal Incentive Grant program which will not continue beyond the end of 1978.

The City Manager RECOMMENDS that the recommendations of the Project Manager be approved.

- NOTE:
- 1. The original report from the Project Manager is attached for information.
 - 2. A graph showing the impact of a graduated payment mortgage is also attached for information.

FOR COUNCIL ACTION SEE PAGE(S) 652

MANAGER'S REPORT

July 28, 1978

TO: Vancouver City Council

SUBJECT: Proposed Rezoning - 3090 Kingsway (Vancouver Auto Villas Motel Site)

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"On August 5th, 1977, a rezoning application for the above-noted site was received from Mr. David Sair, requesting a rezoning from RT-2 (northerly portion) and RS-1 (southerly portion) to CD-1 Comprehensive Development District in order to permit redevelopment of the site with a 100 unit motel. The existing older development is approved as a tourist court.

This rezoning application and three others affecting larger sites in the eastern Kingsway area were placed on 'hold' by Council on November 8th, 1977 upon recommendation of the Standing Committee of Council on Planning and Development (October 20th, 1977). These applications have remained on 'hold' pending completion of the Kingsway Task Force Study.

On July 25th, 1978, Council approved a recommendation from the Planning and Development Committee to begin preliminary processing of rezoning applications within the Kingsway Task Force study area. Council also requested a report regarding a letter from Mr. A.G. LaCroix on behalf of the owner of the property at 3090 Kingsway, requesting that Council 'remove the rezoning application'. (A copy of this letter is attached as Appendix A).

Through discussion with staff on July 27th, 1978, Mr. Sair agreed to withdraw his rezoning application and a letter to this effect was received the same day. (Copy attached as Appendix B).

It would therefore appear that no further action is required on this matter."

The City Manager submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 653

Manager's Report, July 28, 1978 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. 7110 Blenheim Street - Development Permit Application No. 81364

The Director of Planning reports as follows:

"Development Permit Application No. 81364 has been filed by Mr. D. L. Craik, to construct a barn, a manure storage shed and a shavings storage shed on this site. Mr. Craik also submitted a letter requesting permission to keep five (5) horses on this site which is located in an RA-1 District.

Section 10.18.2 of the Zoning and Development By-law states that the keeping or housing of horses is subject to the approval of City Council.

The Director of Planning approved Development Permit Application No. 81364 on July 17, 1978 thereby permitting:

"the construction of a 29' X 40' two storey barn, a 12' X 12' manure storage shed, and a 12' X 12' shavings storage shed at the rear of the existing one family dwelling on this corner site, and the keeping of a maximum of five (5) horses on this site, subject to conditions, one being:

1. Prior to the issuance of the Development Permit,
 - (a) this application is to be referred to Council for approval for the keeping of a maximum of five (5) horses on this site."

The Director of Planning recommends that the keeping of a maximum of five (5) horses on this site be approved."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

INFORMATION

2. Hardship Information and Procedures

On July 11, 1978, City Council instructed the Acting Director of Permits and Licenses to report on a Hardship applicant's efforts to improve his financial situation through re-training and the follow-up procedures of the department with respect to Council's decisions on hardship policies.

The Acting Director of Permits and Licenses reports as follows:

"If an application for consideration under the hardship policy shows that the applicant is undergoing a re-training programme and if the income is within or below that approved by Council in January of 1978, the Hardship Committee normally will recommend that enforcement action be withheld for a limited period of one year. Re-inspection is made and if the unit is still occupied, the applicant is advised that he has a right to file a further application. If the new application shows that the re-training programme has been completed and the applicant is now fully employed, the decision of the Hardship Committee is based on the guidelines adopted by Council. There are no easy means of determining if the re-training programme assisted the applicant, except through the financial statement.

Cont'd.

Manager's Report, July 28, 1978 (BUILDING: A-4 - 2)

Clause 2 Cont'd

After a Hardship case has been dealt with by Council we notify the applicant of Council's decision and if the application has been refused, request that the building be restored to the use approved under the Zoning and Development By-law within 60 days. Re-inspection is made following the expiry date and if the unit is still occupied, normal enforcement procedures begin."

The City Manager submits the report of the Acting Director of Permits and Licenses for Council's INFORMATION.

RECOMMENDATION

3. Proposed Rezoning: S/W Corner of East 5th Avenue and Cassiar Street

The Director of Planning reports as follows:

"An application has been received from Mr. N. Jones, Architect, to amend Zoning and Development By-Law No. 3575, whereby the property on the south side of East 5th Avenue, between Cassiar Street and the lane east of Rupert Street, Lot A, Block 7, N.W.¼, Section 38, T.H.S.L., would be rezoned from RT-2 Two-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'replacing existing deteriorating Senior Citizen's Duplex Housing with two apartment buildings and landscaped open areas.'

Site Description

The site is presently developed as a portion of the Beulah Gardens Senior Citizens Development (see Appendix A). The rectangular site of the current application comprises 53,819 square feet (4 999.949 m²) or 1.235 acres (.480 hectares) and is presently developed with 14 dwelling units (7 two-family dwellings) which were moved and placed on the site under a Building Permit issued in 1948. A single family dwelling unit on the westerly portion of the site adjoining the lane was approved by a Development Permit issued in 1967, permitting this development for use by a property caretaker.

Background

The rezoning application was submitted by Mr. N. Jones, on September 24, 1976. Although provincial funding for self-contained Senior Citizen's units has been effectively curtailed for Vancouver since December 29, 1976, subsequent discussions with the applicant indicated that private funding for the project would be sought should provincial finding not be reinstated in the near future. On June 16, 1977 the applicant indicated that a revised proposal for personal care facilities was being contemplated as there appeared to be no funding forthcoming for Senior Citizen Housing developments.

On February 22, 1978, a letter was sent to the applicant requesting that he please advise the Planning Department of his intentions with respect to his rezoning application, noting that if no action were taken by March 31, 1978, the rezoning file would be closed. The applicant was also advised that a proposal for personal care facilities would have to be considered under a new application because of the substantial amount of processing already undertaken on his rezoning application.

Cont'd.

Clause 3 Cont'd

No response was received to this letter and the applicant was telephoned on June 2, 1978 prior to submission of a report to Council recommending closure of the file. At that time he indicated that the Beulah Gardens Senior Citizens Housing Society may pursue the rezoning and development through private funding with a mortgage insured by C.M.H.C. The applicant further indicated that he would contact the Planning Department early the following week of June 4 to further advise, however no response was received. A second letter was sent to the applicant on June 8, 1978 indicating that the prepared report to Council would be submitted were no response received by June 16, 1978. To date no response has been received.

Possible closure of this file was brought to the attention of the Standing Committee of Council on Planning and Development when they considered the monthly Status Report on rezoning applications on April 20, 1978 and again on June 15, 1978. In view of the lack of response received from the applicant following letters and telephone calls, the rezoning file should be closed, and reconsideration of the same proposal or a revised proposal should be undertaken in a new application.

The Director of Planning recommends that Council endorse closing this file, and the applicant be so informed."

The City Manager attaches for Council's information, a memo from the Acting Director of Planning on the subject (Appendix B).

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

4. Cedar Cottage N.I.P. Appropriation: Dishwasher for Cedar Cottage Neighbourhood House

The Director of Planning reports as follows:

"A major priority of the Cedar Cottage Neighbourhood Improvement Program is to upgrade the social facilities in the community. To achieve this goal the Cedar Cottage N.I.P. Committee has recommended the allocation of N.I.P. funds to undertake a project at the Cedar Cottage Neighbourhood House. This project can be summarized as follows:

Cedar Cottage Neighbourhood House - Provision of Dishwasher

Cedar Cottage Neighbourhood Services operates two programs which provide free meals as an integral part of the service. One provides breakfast for school children in conjunction with the out-of-school daycare program. The other program is a seniors adult daycare and provides a full course meal at noon. On this basis, between 20 to 80 meals are served depending on the specific day. However, health regulations pertaining to kitchen requirements make the installation of a commercial dishwasher mandatory. Unfortunately, the cost of acquisition is prohibitive for the Neighbourhood Services Association and consequently they have requested financial assistance from the Cedar Cottage Neighbourhood Improvement Program. An explanatory letter and cost estimates are attached as Appendices I and II.

The Director of Planning advises that the Cedar Cottage N.I.P. program is nearly completed and this report represents one of the last allocations. It is further noted that N.I.P. funds do not presently exist in accounts with the proper funding formula (i.e. 50% Federal, 25% Provincial, 25% City) to undertake work of this nature. However, sufficient surplus funds are available in another NIP Account (Land-Non-Conforming use 894-9024) for transfer within the N.I.P. program.

C.M.H.C. and the Provincial Government have been contacted regarding this project and concur with the dispersal of funds as recommended.

Cont'd.

Manager's Report, July 28, 1978 (BUILDING: A-4 - 4)

Clause 4 Cont'd

The Director of Planning recommends:

THAT Council approve the transfer within the Cedar Cottage Neighbourhood Improvement Program of \$4,500.00 for the provision of a commercial dishwasher at the Cedar Cottage Neighbourhood House from the surplus in Account #894/9024 (\$13,200). Costs would be shared as follows:

C.M.H.C. (50%)	\$2,250
Province (25%)	\$1,125
City (25%)	<u>\$1,125</u>
	\$4,500."
	=====

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 656

A-5

MANAGER'S REPORT, JULY 28, 1978 (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERSRECOMMENDATION:

1. Claim Number 18037 - Insurance Corporation
of B.C. and James Sumpton

The Director of Legal Services reports as follows:

"This claim arises from an accident on November 29th, 1977 and involves damage to a 1977 Cadillac automobile while it was parked in the 200 block Main Street.

Our Waterworks Branch were disconnecting an old fire-line to 237-239 Main Street and in attempting to close the valve on the watermain the fitting blew out of the main. The water pressure caused gravel to be blown out of the excavation and stones in the gravel came down on several vehicles parked close to the excavation. This caused damage to the entire surface and glass area of the auto. Damage to the auto was appraised by a competent insurance appraiser at \$2,778.64.

Our investigation indicates the damage to the auto should be paid by the City and in the circumstances I would request authorization to have cheques issued in the amount of \$2,650.64 to I.C.B.C. and \$128.00 to the owner, James Sumpton."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 657.....

A-6

MANAGER'S REPORT, July 28, 1978 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Use of Sound Truck - Glad Tidings Temple Parade

The City Engineer reports as follows:

"The Glad Tidings Temple of 3456 Fraser Street have permission from the Chief Constable to hold their annual parade on Saturday, August 5, 1978 in the area east and west of Fraser Street between 17th and 23rd Avenues.

The Temple is also asking Council for permission to use a sound truck in this small annual local area parade. Council has approved use of a sound truck in previous years and no complaints have been received concerning such use. There is no objection from an Engineering or Police standpoint for the use of a sound truck as requested.

Approval of sound truck use is a matter of Council policy under Section 81(4) of the Street and Traffic By-law and accordingly, this request is referred to Council for their consideration.

The City Engineer submits the foregoing report for consideration."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 657

A-7

MANAGER'S REPORT, JULY 28, 1978 (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION:1. Building Maintenance and Janitorial Services
Vancouver Police Department

The Chief Constable and the City Architect report as follows:

"In 1977 the Police Department initiated a study to determine the optimum method of providing maintenance and janitorial services for the various facilities in which they operate. The study arose from the major renovation and expansion program which is now nearing completion, which has resulted in a dramatic change in the use of space, increased the sophistication of mechanical equipment, and changed wall and floor surfacing, all of which has had an effect on the type of service, the number of staff and the type of equipment required. This study included the use of contract cleaning firms, expansion of the present Police Department Maintenance Branch, or having the Construction and Maintenance Division assume the responsibility for providing the service.

On the basis of ensuring a good consistent level of service at least cost, the assumption of the work by Construction and Maintenance has been assessed as the most acceptable of the alternatives considered. This also has the added advantage that the Police will be relieved of this unrelated responsibility, whereas the expansion of the work and work force for the Construction and Maintenance Division would provide a broader work force which should allow for more efficient staff utilization, especially in times of holiday and sick leave.

The present Police Maintenance staff provide full janitorial and maintenance service for the Public Safety Building, Jail Annex, Oakridge and 475 Main Street - a total of approximately 150,000 sq. ft. of building. They also provide janitorial service for the City Analyst in the Coroner's Building and emergency maintenance for the Police Garage and Dog Squad buildings.

The new wing to the Public Safety Building represents an increase of approximately 47,000 sq. ft. of floor space that requires regular janitorial service and approximately 53,000 sq. ft. of garage space that requires periodic cleaning.

To provide the necessary custodial services to the additional space, the Police Building Service Supervisor had assessed the need for an additional 14 Building Service Workers which represented a salary increase, including fringe benefits, of \$178,098. The Construction and Maintenance Division are proposing a more specialized service that requires 7 additional janitorial staff, and one additional clerk-typist, together with certain reclassifications of existing positions for a total comparable salary increase of \$84,418.

Because of the security function of the Police and because of the continuous use of the offices on a 7 day a week basis, it is not an appropriate building in which to provide janitorial services by Contract. There is also a very definite advantage of flexible utilization of staff if they are City rather than Contract. For cost comparisons, however, rough estimates have been received from two union Contract Cleaners, the lowest of which is approximately \$78,000. This is for janitorial work only; therefore, we estimate an additional \$8,000 is required for the salary to provide the necessary ongoing maintenance service for emergency repairs to plumbing, hardware, flooring, vandalism, and furniture moving, etc. This gives a total increase of \$86,000 for the year to which the Construction and Maintenance estimate compares favourably.

Clause #1 continued:

Attached to this report are Appendices "A" and "B" detailing the breakdown of proposed staffing and required operational budget.

It should be noted that when Council approved the formation of the Construction and Maintenance Division on August 24, 1971, the decision was based on a Management Consultants report which was submitted to Council at that time. Two of the recommendations were:

- "(v) The maintenance of Police buildings, Museum buildings, Fire Halls and the Queen Elizabeth Theatre should be more closely linked with the talents and resources available through this Division.
- (xiv) We cannot emphasize too strongly the need for preventive maintenance -- periodic inspection of all buildings, whether owned or leased should be conducted by this Division and appropriate reports should be submitted to the Division Head."

This transfer of responsibility for Police buildings, together with the previously approved re-organization at the Queen Elizabeth Theatre, are both in the spirit of the Management Consultants report previously submitted to Council.

A further non-recurring expenditure of approximately \$10,000 is required for furniture, equipment, office alterations, telephones, etc. in the Construction and Maintenance Division to accommodate staff changes resulting from this transfer of responsibility.

The Director of Finance reports that sufficient funds were set aside in the 1978 Contingency Reserve in anticipation of these additional costs related to the Police Department facilities expansion.

The Chief Constable and the City Architect RECOMMEND that:

- A. The responsibility and the staff for providing janitorial and maintenance services for the Vancouver Police Department premises be transferred from the Police Department to the Construction and Maintenance Division of the Permits & Licenses Department.
- B. The staff organization and operating budgets as proposed in the attached appendices be approved, and that additional annual operating funds of \$221,609, based on 1978 rates, be approved, that the estimated 1978 amount of \$93,076 (42% of the annual operating cost) be provided from Contingency Reserve, and that the new positions and any existing positions affected by this re-organization be subject to classification by the Personnel Services Department.
- C. Office alterations and the purchase of furniture and equipment be authorized for the Construction and Maintenance Division and that the necessary funding of \$10,000 be provided from Contingency Reserve.

A copy of this report has been sent to the V.M.R.E.U.

The City Manager RECOMMENDS the foregoing recommendations of the Chief Constable and the City Architect be approved.

A-9

MANAGER'S REPORT, JULY 28, 1978 (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. First Christian Reformed Church - Parking Lot

The Medical Health Officer reports as follows:

"The First Christian Reformed Church, through their building committee representative, Mr. C. Pel, asked the Health Department in April 1976 to share in the cost of repairing and repaving their parking lot, which has been used for many years by staff and public at East Health Unit.

The Health Unit - located next to the Church on Victoria Drive - at present has only fourteen car spaces in the Unit compound for 69 staff members, forty of whom are on car allowance. The staff and public are using the adjacent church parking lot, approx. 16-20 cars daily.

The planned expansion and renovation of East Unit will create a greater need for parking. The required parking space by law will be for 21 cars. This space can only be provided by paving the lawn area in front of the building and developing a small triangular area in the rear.

The church building committee is requesting \$4,000.00 as a share of the cost of repairing and repaving their lot and are willing to let the Department use part of their parking lot for an annual rent of \$500.00.

The Assistant City Engineer (Streets), at our request, inspected the lot in August 1976 and recommended that the cost sharing of the resurface work be based on the average number of our vehicles using the lot daily against the total number of parking spaces available. The use of the parking lot by staff and public increased since that time. The planned renovations of the Health Unit and new programs will also increase the need for additional parking.

The Supervisor of Properties has approached the Church, and both the Church and the Health Department have agreed to an Easement and license Agreement for the parking lot, on the following conditions:

- (i) The parking lot is to only be used by the Health Department from 8:00 a.m. to 6:00 p.m., Monday to Friday inclusive.
- (ii) When the Health Unit is expanded, it may be necessary to park more cars on the lot. The rental is to be reviewed at that time.
- (iii) The Easement and License Agreement to be subject to a rent review every two and one-half years by agreement between the parties or arbitration.
- (iv) The Easement and License Agreement be subject to two months' notice of termination given by either party.
- (v) The Easement and License Agreement to be to the satisfaction of the Director of Legal Services.

cont'd.....

MANAGER'S REPORT, JULY 28, 1978 (PROPERTIES: A9 - 2)

Clause No. 1 continued:

Your Medical Health Officer recommends that:

- (a) The sum of \$4,000.00 be made available to the First Christian Reformed Church for the repair and repaving of their parking lot from the contingency reserve fund.
- (b) The City enter into an Easement and License Agreement with the First Christian Reformed Church for the use of its parking lot on the foregoing bases.
- (c) The amount of \$500.00 for rent be paid annually to the First Christian Reformed Church for the use of their parking lot, this amount to be included in the 1978 operating budget."

The City Manager recommends that the RECOMMENDATION of the Medical Health Officer be approved.

2. Cancellation of Lease - Portion of 1st Avenue under the Grandview Viaduct East of Vernon Drive

The Supervisor of Properties reports as follows:

"A portion of 1st Avenue under the Grandview Viaduct east of Vernon Drive and abutting Parcel A, Block 68, D.L. 264A, is leased to R.E. Porter Ltd. for parking and outside storage. This lease is for a term of ten years commencing January 1, 1977 at a rental of \$600.00 per month.

The rental for this property subsequently fell into arrears and on October 27, 1977, notice was received that a Receiver-Manager had been appointed for R.E. Porter Ltd. For the following eight months the Receiver-Manager made the current rental payments as guaranteed but on July 7, 1978 he advised that he would no longer accept responsibility of this lease. The account is \$3,000.00 in arrears plus interest.

Under the terms of the lease, provision is made for termination for non-payment of rent and also in the event of an appointment of a Receiver-Manager.

It is therefore recommended that the lease of the portion of 1st Avenue under the Grandview Viaduct east of Vernon Drive and abutting Parcel A, Block 68, D.L. 264A be terminated and that the Director of Legal Services be authorized to take whatever action necessary to recover the outstanding rents."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 657.....

Manager's Report

July 28th, 1978

TO: Vancouver City Council

SUBJECT: Gordon Import Autos Limited - 3695 West 10th Avenue

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"City Council will recall dealing with a delegation from Mr. I.R. Gordon of Gordon Import Autos Limited on June 27th, 1978. The Manager's report dated June 25th, 1978 referred. Mr. Gordon appeared before Council regarding his request to use the site at 3655 West 10th Avenue as a parking area in conjunction with his adjoining car sales business. After hearing Mr. Gordon, Council RESOLVED 'That the Director of Planning be requested to give favourable consideration to approval of the Development Permit Application from Gordon Import Autos Limited to use an adjoining site to the present car sales business for off-street parking purposes.

LEGAL IMPLICATIONS

The Director of Legal Services advises that at law, I have no authority to reconsider a specific Development Permit Application which was not only refused by me, but was, on appeal, also refused by the Board of Variance. A reconsideration would nullify the function of the Board of Variance. I can, however, always receive and process any new application. However, circumstances surrounding the new application must differ in a material way from the previous application with respect to the grounds of refusal, otherwise any change of decisions by me would, in effect, be an overruling of the Board of Variance. In this case, there would have to be some change in the environment or, at the very least, a withdrawal of the objections before I could consider approval.

BACKGROUND

The site is zoned RS-1 One-Family Dwelling District and presently is occupied by a one-family dwelling in good condition.

Council, on March 14th, 1978, refused an application filed by Mr. Gordon to rezone the site from RS-1 to C-2 Commercial District. The purpose of the rezoning request was to use the site as a parking area as is now proposed. The Director of Planning noted in the report dealing with the rezoning application that he would not be prepared to recommend approval of the extension of the car dealership onto the adjacent single-family site. It was also pointed out to Council that the existing RS-1 zoning permits the Director of Planning to consider this site for parking purposes as a conditional use under a Development Permit Application. However, the Director of Planning pointed out that approval of such an application would not be granted for the same reasons given in recommending that the rezoning be not approved. Nevertheless, after Council's refusal, Mr. Gordon filed a Development Permit Application No. 80463 to use the site for the parking area in conjunction with the car sales business. The Director of Planning, on May 8th, 1978, refused the application for the following reasons:

'It is an unsuitable form of development at this location as it extends commercial development into the residential district, with particular regard to the objections received from neighbouring property owners.'

During the processing of the Development Permit Application, two letters of objections were received from the adjacent property owners.

Mr. Gordon appealed the decision of the Director of Planning through the Board of Variance. The Board of Variance heard the appeal, were advised of the history of the application. After listening to Mr. Gordon's submission, the Board of Variance upheld the decision of the Director of Planning.

- 2 -

Mr. Gordon's request to use the site for a parking area has received considerable consideration and has gone through all the due processes provided for by the Vancouver City Charter including City Council's consideration of the rezoning application, the Director of Planning's consideration regarding the Development Permit Application and the due consideration of the Board of Variance. It should be noted at this point, that the Vancouver Charter does not provide for an appeal to the decisions of the Board of Variance.

The Chairman of the Board of Variance has submitted a letter dated July 17th, 1978 which states:

'The Board of Variance at its meeting of July 12th, 1978, was informed of the situation relating to Gordon Import Autos Limited, 3695 West 10th Avenue.

The Board dealt with an appeal relating to the property at 3655 West 10th Avenue on May 31st, 1978 for a proposed parking lot and refused to relax the By-law. The Board respectfully reminds Council that the Vancouver Charter states and we quote: *No appeal shall lie from a decision of the Board.*

We sincerely trust that our decision will be recognized as final.'

CONCLUSION

Legally, I cannot reconsider the same application. The applicant may, however, reapply under a new application and if sufficient material information were submitted to show a change in circumstances surrounding the previous refusal, I could give the matter fresh consideration."

The City Manager submits the foregoing report for the INFORMATION of Council. In view of the concerns of the Board of Variance, the City Manager does not recommend any further Council action.

FOR COUNCIL ACTION SEE PAGE(S) 658

MANAGER'S REPORTDATE July 28, 1978

TO: Vancouver City Council

SUBJECT: Harbour Park (Summary Report)

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The Director of Planning, under date of July 29, 1978, has submitted a report on the above subject. In summary, he states:

" INTRODUCTION

On May 30, 1978, after hearing delegations from two groups proposing to use the Harbour Park site and after considering a report of the Director of Planning, Council resolved:

'THAT the Director of Planning in conjunction with the City Engineer and the Director of Finance, report on the costs, benefits, financial implications, and economic viability of each of the alternative development concepts.'

PURPOSE

The purpose of this report is to respond to the above Council resolution with a comparative evaluation of the alternative development concepts for the Harbour Park site. During the past few weeks there have been several developments relating to two of the proposals for the site. Further investigations and negotiations are occurring. Consequently, while this report contains recommendations for the next steps to be taken, it should be viewed as a progress report.

ANALYSIS

The analysis in the attached report includes the following sections:

- The Range of Options
- The City's Objectives
- The Proposed Concepts
- Marina Considerations
- Financial Benefit/Cost
- Urban Design Considerations
- Traffic and Transportation Considerations
- Public/Private Quality and Social Benefit
- Locational Alternatives
- Procedural Alternatives

There are also departmental comments and a summary together with the Conclusions and Recommendations.

THE RANGE OF OPTIONS

There are essentially five basic options presently under consideration. These are:

1. A British Columbia Forest Centre combined with a park development and a marina, with related commercial and restaurant facilities.
2. A Native Indian Development Village which contains related commercial and restaurant facilities, combined with a park development and a marina.
3. A combined B.C. Forest Centre and Native Indian Development Village combined with a park development and a marina.
4. A permanent park on the site combined with a marina.
5. A limited improvement development with minimal expenditure on the existing grassy area and an interim improvement to the existing marina.

Each of the above options carries a set of benefits and costs. The range of options can also be further expanded if alternative land and water use combinations are taken into account. For instance, it is not essential to include a marina in any of the above options.

CONCLUSIONS AND RECOMMENDATIONS

Two excellent proposals have been made for the development of the Harbour Park site. There are some common facilities in each proposal and an ideal situation could well be to have the site jointly developed by both the B.C. Forest Foundation and the Native Indian Development Village Society. Either one, or the two combined, could contribute to the sense of an "entrance to Stanley Park".

City staff are not in complete agreement on which, if any, of the presently proposed options for the land area of the site are acceptable. There is a greater degree of agreement on the appropriateness of a marina on the water area. However, the implementation of development on the water area prior to making the more important decision on the use of the land area, cannot be recommended.

Public opinion on the current options has not been determined. The two Native Indian Societies have indicated their willingness and interest in participating in public presentations and discussions. Decisions have been made by three previous Councils, based upon approved development concepts, and the site has been rezoned on each occasion. Public opinion has been a major factor in forestalling the implementation of each approved concept. A further rezoning of the Harbour Park site will be a prerequisite should any permanent development option be selected.

The City finds itself in the difficult position of choosing between two interesting opportunities. The solution may be to encourage the two groups to combine their resources for a joint development. A decision for either the Native Indian Development Village Society or the B.C. Forest Foundation will mean that one of these two groups will need to find an alternative location. Several alternatives are known to exist for each organization. There is, however, no certainty as to the availability or acceptability of these alternatives in either case.

In view of the many uncertainties associated with the proposal for the Harbour Park site, it would seem appropriate to defer final decisions at this time. Additional information on such matters as joint development, capital funding prospects, site alternatives and public opinion will assist the City in reaching a good decision.

City Council's resolution of May 30 requested a report on "the costs, benefits, financial implications, and economic viability of each of the alternative development concepts". The analysis prepared by City staff indicates that there is little difference between the Native Indian concept and the Forest Foundation concept in any financial context. Such differences as there are tend to be in the area of social consequences and interest, and, in this context the proposal by the two Native Indian Societies appears to have greater appeal.

The Directors of Planning and Social Planning believe there is sufficient merit in investigating the possibility of the Harbour Park site accommodating both (major) institutional developments to warrant further examination of this option.

It is therefore Recommended that:

1. The Director of Planning, in association with the Chairman of the Standing Committee on Planning and Development, make arrangements for a full presentation and public discussion at a Public Meeting (s) on the proposals for the Harbour Park site, such meeting(s) to be held in September if possible.
2. That the Native Indian Societies and the B.C. Forest Foundation be formally requested to discuss the possibility of having the two developments on the Harbour Park site and that City staff participate in these discussions and report back.
3. That City staff be instructed to report back on the necessary measures leading to the construction of a small marina (+ 200 boats), seawall improvements, and a public walkway along the water's edge, such report to take account of negotiations with the National Harbours Board, Harbour Ferries Ltd., and the appropriate Federal agencies, regarding dredging and seawall construction funding."

The City Manager submits the analysis of the various options for Council's CONSIDERATION.

Council cannot be guided by advice from its officials, since they are far from united in their opinions.

- A) The City Manager RECOMMENDS approval of recommendation (3), dealing with the marina and seawall.

Then the City Manager suggests that Council proceed as follows:

- B) Council should CONSIDER recommendation (2), dealing with a combined use of the site.

Representatives of both parties are not at all sure this is feasible, nor are some officials. The Forest Centre representatives indicate they would not be interested in discussing joint use unless the City first determines this is possible.

- C) Council should CONSIDER whether it has enough information now to decide between the options, or whether Council wishes to hold first a public meeting as recommended in recommendation (1)
- D) IF deciding in favour of a public meeting, Council should CONSIDER which options should be carried forward to the meeting.
- E) IF Council intends to make a decision now, Council should specify the choice of development and give the party or parties an option on the lease of the property for a finite period (say, one year) and subject to conditions to be drawn up by the City Manager.

FOR COUNCIL ACTION SEE PAGE(S) 662 & 663.

DISTRIBUTED MONDAY
MANAGER'S REPORT

D

July 19, 1978

TO: Vancouver City Council

SUBJECT: 1462 East 1st Avenue - Development Permit
Application No. 80819

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

" Mr. C.I. Archer filed Development Permit Application No. 80819 on April 27, 1978, requesting permission to use the existing building for personal care and specialized residential care for 14 residents.

Location: The site is located on the south side of 1st Avenue, between McLean and Woodland Drives and is situated in the RM-3 Multiple Dwelling District.

History: The building on this site has been authorized by Development Permits since 1966 as a personal care home for 14 persons with Mrs. Lillian Carter being the current owner and operator of the home.

Because of the smallness of the site and the then Technical Planning Board's refusal of Mrs. Carter's original application in 1966, the matter was referred to City Council for consideration. On June 3, 1966, City Council resolved that "permission requested should be granted provided the permission is limited to the present owners of the property only", noting that the personal care home is already in operation at the premises and that Mrs. Lillian Carter has had experience in providing personal care.

In 1968, Mrs. L. Carter was advised by the Planning Department that any application to continue to use the building for personal care other than for the owners as existing in 1966, i.e. Mrs. L. Carter would require submission of a report to City Council.

Notification: A notification of 30 neighbouring property owners was carried out. Two objection letters were received. There were no replies in support of the application. The reasons of objections may be summarized as:

1. Persons under personal care may not actively contribute to the development of the area.
2. Depreciation of property values.
3. That residents of the area may encounter social and/or inter-personal difficulties between themselves and the residents of the home.
4. Difficulty in obtaining restitution resulting from property damage/personal injury caused by the residents of the home.
5. Disruption of the area's normal living pattern due to the introduction of "unstable elements".
6. Poor location due to traffic and noise.

Area Planner and Social Planner: The Area Planner and the Social Planner have recommended approval of this application.

In addition to the plans, Mr. C.I. Archer submitted a letter and programme dated May 11, 1978 explaining the proposed use (please refer to Appendices 'A' and 'B').

Cont'd . . .

- 2 -

The Director of Planning considered the application on July 17, 1978 and recommends that:

Before making a final decision, the matter is to be first referred to City Council for consideration, it being noted that the Director of Planning is prepared to approve this Development Permit Application, in accordance with the submitted application, such plans and information forming a part thereof, including the applicant's letter and programme submission of May 11, 1978, thereby permitting the alteration and use of the existing building on this site as a personal care and specialized residential care home for a maximum of 14 persons for a period of time expiring December 31, 1979, and subject to the following conditions:

1. Guests receiving personal care are to be restricted to the use of the main and second floors only.
2. The basement is not to be used or occupied at any time.
3. The building is to comply with all City and Provincial By-Laws."

The City Manager submits the report of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 658

MANAGER'S REPORT

Date: July 31, 1978

TO: Vancouver City Council

SUBJECT: Goals and Objectives -
Office of Economic Development

CLASSIFICATION: RECOMMENDATION

The Director of Finance and the Manager of Economic Development
report as follows:

"At an informal Council Meeting on July 31st, 1978, the Manager of the Office of Economic Development provided a general review of the operations of the Division and a review of Vancouver's Economic problems and prospects.

Included in the presentation were the Goal and Objectives of the Division which were discussed in a general manner.

The Director of Finance and the Manager of Economic Development submit the following Goal and Objectives for the approval of City Council:

GOAL & OBJECTIVES

Goal

To be a catalyst in the creation of an industrial/commercial/public environment such that the business sector is strongly encouraged to undertake projects that will provide a healthy balance both in employment opportunities and in the City's tax base.

Objectives

1. Assist and advise other City departments and City Council with regard to economic development matters through activities such as:
 - participating in the preparation of pertinent reports, by-laws and regulations,
 - improving the dialogue with the business community and other appropriate organizations, and
 - monitoring the City's economic health and advising the City on programs to remove or reduce those barriers to economic development that lie within its purview.
2. Encourage and assist the Vancouver business community and attract new enterprises to the City through activities such as:
 - when appropriate, facilitating communications between the business community and the City.
 - expediting solutions to the problems that individual businessmen may have with regard to the City's by-laws, regulations and procedures, and by recommending changes in City by-laws, regulations and procedures, etc. when it appears that such changes will benefit the Vancouver economy.
 - promoting the development of industrial parks using innovative approaches to land use and building design on developable or (redevelopable) private and public industrially-zones lands.

cont'd.....

- providing information bank for use by the business community containing information such as:
 - . an up-to-date inventory of available industrial land and buildings
 - . government and industry assistance programs
 - . appropriate government and business contacts.
 - initiating promotional programs aimed at encouraging entrepreneurs to establish or expand enterprises in Vancouver.
 - making timely representations on behalf of the business community when City reports relating to economic development matters are being prepared.
3. Encourage governments, companies and agencies to optimize Vancouver's economic assets through activities such as:
- providing general economic advice.
 - encouraging the redevelopment of developed, private, industrial properties.
 - promoting the long-term development of more industries that will support Vancouver's harbour and its relationship with the Pacific Rim.
 - encouraging the development of labour intensive manufacturing of high value/low weight products.
 - encouraging whenever feasible the development and use of multi-level industrial buildings and other innovative approaches to maximizing the use of industrial land.
 - initiating preliminary feasibility studies or project outlines and developing a portfolio of opportunities.
 - assisting the Vancouver Economic Advisory Board.
 - assisting the GVRD in its endeavour to improve the Region's "state of readiness" for industrial development."

The City Manager RECOMMENDS approval of the goal and objectives of the office of Economic Development, as set forth above.

FOR COUNCIL ACTION SEE PAGE(S) 658

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 18, 1978

A special meeting of the Standing Committee of Council on Planning and Development was held in the No. 3 Committee Room, Third Floor, City Hall, on Tuesday, July 18, 1978 at approximately 3:15 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Kennedy
Alderman Puil

ABSENT : Alderman Gibson

CLERK TO THE
COMMITTEE : E. Bowie

RECOMMENDATION1. Views from Bridges

This item was deferred by the Committee from its meeting on July 13, 1978.

The Committee had for consideration a Manager's Report dated July 5, 1978 (copy circulated) in which the Director of Planning suggests guidelines to be followed for any structure flanking the southern halves of Granville and Burrard Bridges in order to preserve views of Howe Sound, English Bay, the North Shore mountains and the Cityscape as seen from these bridges.

Appearing before the Committee on this item were Mr. D. Hickley and Mr. L. Coe of the Planning Department. Mr. Coe presented a slide show which illustrated the "moving through" visual experience to pedestrians, motorists and bus passengers when crossing the Granville Bridge.

Two and four storey building outlines were superimposed over slides to show what effect this would have on the panoramic view now enjoyed by people when crossing the bridge. It illustrated that the presence of buildings in this location, whatever the height would destroy the feeling of total openness that one gets when emerging from an enclosed street out onto the bridge.

The architectural consultants for the False Creek area felt that if the proposed buildings in Area 10B were to rise above the level of the bridge, this could benefit by the creation of a "gateway" to improve the impact of the view corridor through "framing". The Planning Department, however, feel that a "gateway" concept at this location would neither improve the existing views nor enhance the visual experience.

cont'd.....

Clause No. 1 continued:

The Director of Planning submitted the following guidelines for the proposed Area 10B building flanking Granville Bridge:

- (i) In the interest of maintaining the panoramic views of the North Shore mountains, the Cityscape, Howe Sound and English Bay, as seen from the southern approach of Granville Bridge, no part of the building should rise above the bridge deck level.
- (ii) The roof deck of the building could be at bridge deck level and could adjoin the bridge. Such roof deck should be accessible to the public, and should be designed to provide opportunities for sitting, standing and enjoying the view. However, landscape features, including planting, should be kept to a minimum and should be small scale.
- (iii) Special attention should be given to the design and treatment of the roof deck to minimize its visual impact from the bridge.
- (iv) Any such proposal should also be in conformity with design and other criteria set out in the False Creek Official Development Plan.

Because of the proximity of Burrard Bridge to Granville Bridge, and because the views obtainable from both are similar, the guidelines for the proposed 10B building are felt to be also applicable to Burrard Bridge.

The recommendations of the Director of Planning are as follows:

- a) THAT no building adjacent to the south end of Granville Bridge be permitted above bridge deck level.
- b) THAT the "Guidelines for the proposed 10B building flanking Granville Bridge" stated on page 11 of the attached Manager's report be approved.
- c) THAT a visual analysis be required, with the submission of development permit applications, illustrating the impact on existing views from Granville and Burrard Bridges, for any buildings that are proposed to rise above the level of the nearest bridge deck, within the area illustrated on Fig. 11 of the Manager's report dated July 5, 1978 for the consideration of the Development Permit Board. In the event that a substantial difference of opinion arises between the applicant and the Development Permit Board from approvals given by Council in adopted Area Development Plans, the matter may be referred to Council for consideration.
- d) THAT pending the adoption of the City-wide view policies and guidelines, a similar view impact analysis be required for development permit applications for high buildings around other bridges within the City.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 July 18, 1978

(I-3)

Clause No. 1 continued:

Mr. Sutcliffe reviewed for the Committee the False Creek Development Group's concerns related to the Director of Planning's recommendations. He referred to his comments in the Manager's Report that Western Outboard, Daon and Rhone & Iredale have withdrawn their proposal that the building on the relocated Western Outboard Ltd. property extend above the bridge level.

In view of this and in order to continue with the development of Phase 2, Mr. Sutcliffe suggested that the Director of Planning's recommendations should be rephrased to apply only to the proposed commercial buildings at either end of and flanking the Granville St. Bridge and submitted the following alternative recommendations:

- (i) That building heights on the two parcels immediately adjacent to the Granville Bridge, one in Area 10B and the other in Area 6, Phase 2 - should be restricted to bridge deck level with acoustic deflectors on the bridge railing or handrail level, with planting encouraged and an elevator penthouse permitted on the roof.
- (ii) That the visual analysis referred to in the Director of Planning's report apply to these two parcels only.
- (iii) That the further guidelines of the Director of Planning, being unnecessary, be not approved.

Mr. West reiterated the concerns of the Engineering Department regarding buildings near bridges with respect to the fire hazard they create. He stated that a fire in a building adjacent to a bridge could cause severe damage to the nearby portion of the bridge possibly resulting in closure of the bridge for some period of time. The Engineering Department suggest that any building adjacent to a bridge have at least 5 feet of clearance for maintenance purposes and that the Fire Chief would probably recommend a greater distance in order that the bridge be protected.

Mrs. Jarvis and Mr. Fairbrother, of the Community Arts Council, were present and spoke to the Committee on this matter. The Community Arts Council were in agreement with the recommendations of the Director of Planning, although they were concerned that consideration might be given to allowing elevator penthouses on roofs of buildings which were restricted in height to bridge level. They also stated that they feared that acoustical treatment attached to bridge railings might also be an intrusion into the view. They urged Council to establish a firm policy that no buildings adjacent to the south end of the Granville Bridge protrude above the bridge deck level.

Considerable discussion ensued on the recommendations in this report.

The Committee,

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 July 18, 1978

(I-4)

Clause No. 1 continued:

RECOMMENDED

- A. THAT no building adjacent to the south end of Granville Bridge be permitted above bridge deck level.
- B. THAT the "Guidelines for the proposed 10B building flanking Granville Bridge" submitted by the Director of Planning be approved.
- C. THAT pending the adoption of the City-wide view policies and guidelines, a similar view impact analysis be required for development permit applications for high buildings around other bridges within the City.

A tie vote resulted on the following motion and therefore it is submitted to Council for,

CONSIDERATION

THAT all proposed structures within the area illustrated as Fig. 11 in the City Manager's report dated July 5, 1978 be subject to the same guidelines set out for the proposed building flanking Granville Bridge.

(Aldermen Brown and Harcourt wished to be recorded as opposed.)

CONSIDERATION

2. False Creek - Area 10B - Concept Plan Refinements

This item was deferred by the Committee from its meeting of July 13, 1978.

The Committee had for consideration a Manager's report dated July 10, 1978 (copy circulated) in which the False Creek Development Consultant reports on the refinements to the Concept Plan for False Creek Area 10B prepared by Rhone & Iredale, Architects and Daon Development Corporation dated October 20, 1977, and accepted in principle by Council at its meeting of March 7, 1978.

In the report, the Development Consultant has recommended the following:

- (i) The Concept Plan -- Summary Report dated October 20, 1977 and Appendix dated May 23, 1978 prepared by Rhone & Iredale, Architects and Daon Development Corporation together with this report be approved for the guidance of the Director of Planning in the preparation of the Area Development Plan By-law for Area 10B, False Creek.
- (ii) The Director of Planning be requested to prepare the documentation for an Area Development Plan By-law to be referred direct to a Public Hearing to be held by Council in early September, 1978.

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Report to Council
 Standing Committee of Council
 on Planning and Development
 July 18, 1978

(I-5)

Clause No. 2 continued:

(iii) The Area Development Plan By-law makes provision for the relocated Western Outboard Ltd. site:

- a) a total area of built space not exceeding 221,000 sq. ft. including parking.
- b) the permitted uses to include marine repair sales and service, hotel, office, residential, restaurant and parking, and, subject to a favourable referendum and approval of the Liquor Control Board, a pub.
- c) the design of the building to be subject to approval by the Development Permit Board taking into account the height limitation detailed in this report.

The City Manager has commented on the outstanding issues in this report which are:

- "(a) the overall economics of the project, including potential maintenance costs and possible property acquisitions at Fir and 4th Avenue.
- (b) the density of the building on the relocated Western Outboard site.
- (c) the height of the building on the Western Outboard site.

Regarding (a), the Director of Finance has advised that there will be a further report on the overall economics of the project after property negotiations with the developer have taken place, and before the project proceeds. The only remaining question at this time is one of density, where the Director of Planning recommends a maximum of 130,000 sq. ft. and the Development Consultant recommends 221,000 sq. ft."

Mr. Sutcliffe, Development Consultant, Mr. R. Iredale, of Rhone & Iredale, Architects and Mr. McPherson of Western Outboard were present for discussion of this item.

Mr. Sutcliffe reviewed the report with the Committee and summarized the following issues of particular concern:

Height of Building

- The proposal for a tall building above bridge level on the Western Outboard site has been withdrawn, and is, therefore, no longer a major concern. (This development is discussed in detail in the Committee's report on "Views from Bridges".

Water Areas

- Concerns raised by Swan Wooster in their report are covered by present budget contingencies.

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Report to Council
 Standing Committee of Council
 on Planning and Development
 July 18, 1978

(I-6)

Clause No. 2 continued:

Maintenance

- The City Engineer is particularly concerned that the developer does not appear to fully understand the extent of the maintenance costs which may have to be met by future owners. Costs could be higher than anticipated at this time.

Transit Routing

- Compromise had been reached to make 2nd Avenue into Transit only as a solution to satisfy all concerns. The whole question of transit routing is presently under discussion due to False Creek Residents' groups concern regarding transit levies.

Capital Costs

- The City Engineer has raised concerns regarding the adjacent Granville Island development and possible congestion at 4th and Fir which would necessitate additional land for intersection improvements. Costs could be as high as \$1,000,000.

National Harbours Board

- N.H.B. controls 10,000 sq. ft. at the northwest corner of Area 10B which is intended to be dredged and developed as a "harbour" or "bay". Local officials of N.H.B. stated they would require a return on this land, or else they would want to develop it for other uses such as parking. Such actions would be contrary to the False Creek Official Development Plan.

Acoustics

- Acoustic consultants are discussing problems relating to the entrance to Granville Island and consideration is being given to acoustical treatments to protect buildings adjacent to the bridge from noise and pollution.

Parking

- Intended to be a common use area run by an independent operator. Residents would be expected to pay for space in the parking facility and it was hoped dual use of parking stalls would be achieved.

Mr. Hickley addressed the Committee and referred to the Planning Department's concerns relating to the wide difference of opinion in the size and density of the proposed building to be located on the Western Outboard site. The developers proposed 221,000 sq. ft. and a ratio of 5.4, substantially more dense than for other False Creek Developments and the consequence of this high density will be felt in the surrounding area.

Mr. McPherson of Western Outboard Ltd. also addressed the Committee and summarized the history of his negotiations covering the City and the resulting property exchange. He stated the City's indecision extending over a six year period had caused him serious economic difficulties and he urged that the development now proposed be approved without further delay. He said that he wanted to know where his Company was heading. His problem

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 July 18, 1978

(I-7)

Clause No. 2 continued:

is continuing operations and endeavouring to recover some of the money which had been lost; to him it is represented by an acceptable floor space ratio for the new building.

Mr. McPherson also stated his company was quite happy with its original property on False Creek, however, to assist the City in meeting its objectives for the area, they agreed to exchange this site and now found themselves with a less desirable property in close proximity to the bridge and the corresponding pollution and noise problems.

During discussion, a member of the Committee felt that the 221,000 sq. ft. proposed for this development was not excessive because of the hardship forced upon Mr. McPherson by numerous delays. However, other Committee members disputed this and felt the density was inappropriate.

Mr. Iredale said that the development had been sensitively handled and still met the requirements of the guidelines. A building with up to 221,000 sq. ft. could be accommodated on this site. Other points raised during discussion were:

- Would pay parking prove acceptable to area residents?
- Decision on density should not be based on sympathy but was a political decision alone. The Western Outboard development under consideration now encompassed an expanded concept in which marine based facilities are now part of a bigger proposal including hotel, office, residential, restaurant and parking on a site of less than one acre.

A motion to amend Recommendation iii (a) by deleting the figure "221,000" and inserting the figure "130,000" resulted in a tie vote and therefore the matter is submitted to Council for CONSIDERATION.

After further discussion the Committee failed to reach a consensus on the following recommendations and therefore agreed to submit them to Council for consideration after deleting Recommendation iii (c).

CONSIDERATION

- A. The Concept Plan -- Summary Report dated October 20, 1977 and Appendix dated May 23, 1978 prepared by Rhone & Iredale, Architects and Daon Development Corporation together with this report be approved for the guidance of the Director of Planning in the preparation of the Area Development Plan By-law for Area 10B, False Creek.
- B. The Director of Planning be requested to prepare the documentation for an Area Development Plan By-law to be referred direct to a Public Hearing to be held by Council in early September, 1978.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
July 18, 1978

(I-8)

Clause No. 2 continued:

- C. The Area Development Plan By-law makes provision for the relocated Western Outboard Ltd. site:
- (i) a total area of built space not exceeding 221,000 sq. ft. including parking.
 - (ii) the permitted uses to include marine repair sales and service, hotel, office, residential, restaurant and parking, and, subject to a favourable referendum and approval of the Liquor Control Board, a pub.

The meeting adjourned at approximately 5:50 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 655 & 656

I(i)

MANAGER'S REPORTREFERS TO CLAUSE NO. 2
REPORT IDate: July 18, 1978

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Property Endowment Fund Involvement in False Creek Area 10-B

The Property Endowment Fund Board reports as follows:

"A report on Concept Plan Refinements for Area 10-B of False Creek is presently before Council. In that report, estimates are given of the cost of developing this area. New funds in excess of \$2 million will be required. The Director of Finance in that report suggests that the Property Endowment Fund may wish to fund this development.

The Property Endowment Fund Board met on July 13, 1978 and discussed Area 10-B of False Creek. Discussion centered on the value of the land for lease purposes.

The Board noted that all of the proposed housing would sell at market prices even though 151 units might be developed under the Graduated Payment Mortgage Program where initial unit prices would be limited to the modest housing price range. Under this program, there is no control on resale. Therefore, the Board felt that the land lease values should be negotiated at full market value and that there should be a profit to the City from this development providing the housing market is strong.

This is somewhat of a break with the financial policy governing the development of Area 6. In Area 6, Council approved a plan which aimed to achieve a specific income and social mix. At the outset, it was recognized that, in order to do this, the City would have to forego a profit on the development of its land. Therefore, the land lease values in Area 6 are set to recover the costs of land servicing. It is felt that, for Area 10-B, the land lease values need not be limited in this manner.

Therefore, the Property Endowment Fund Board recommend that

- A. COUNCIL approve the policy that, in Area 10-B, land lease value negotiations will be based on market values and will not be limited to merely covering the costs of servicing the land."

The City Manager RECOMMENDS approval of the foregoing report of the Property Endowment Fund Board.

FOR COUNCIL ACTION SEE PAGE(S) 655 & 656

II

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
FINANCE AND ADMINISTRATION

July 27, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, July 27, 1978, at 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari

ABSENT: Alderman Puil

CLERK: G. Barden

RECOMMENDATION:

1. Erosion of Cliffs, Vicinity of 2600 Block Wall Street

On July 13, 1978, the Finance Committee deferred consideration of a grant request for a report from the City Engineer on the technical aspects of the project, the question of liability and loan of equipment. The grant of \$11,800 was requested by the Burrard-View/Wall Street Residents Association and the Hastings-Sunrise Action Council to enable them to make a study of the effects of the erosion along the Wall Street cliffs. The total cost of the proposed project is \$35,185. The Federal Government, Canada Works Program, has indicated it will approve a grant of \$23,385 towards the project.

The Committee considered the attached Manager's report dated July 20, 1978, wherein the City Engineer reported on the history of the erosion site. The City Engineer advised that all of the engineering equipment is urgently needed for City purposes and cannot be spared. The Director of Legal Services advised that the City is not liable in any way for damages as a result of cliff erosion or maintenance of the cliff face. If the City adopts studies, evaluations, and recommendations it could become liable. However, if the City approves an outright grant it would not be liable in any way, but it would set a precedent for similar requests.

Mr. Gerry Brown, and Mr. Bill Dronsfield, Burrard-View/Wall Street Residents Association and Mr. Blunden, Consultant, attended the meeting. They advised that they recognized that the City is not legally responsible in any way, but it was hoped the City would respond as a good neighbour since there are street-ends and parks in the erosion area. They hoped something could be done before the cliff collapses onto the railway tracks. Many property owners are very alarmed and are being taxed on property they may no longer have. They proposed to conduct a study and at least give the residents some assurance and tell them how to correct the problem or how not to aggravate it.

The City Engineer advised that there are no serious problems with City property in the area, however, the City would take whatever action was necessary if there is a problem in the future. The City should be concerned about setting a precedent as there have been many similar requests concerning erosion problems.

Following discussion it was

RECOMMENDED,

THAT the City approve a grant of \$5,000 to the Hastings-Sunrise Action Council and Burrard-View/Wall Street Residents Association to conduct a study of the Wall Street erosion problem.

(Alderman Brown opposed.)

FOR COUNCIL ACTION SEE PAGE(S) 658

DISTRIBUTED MONDAY

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

III

JULY 27, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 27, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Detention of Mentally Ill Persons in City Jail

The Committee had before it for consideration a Manager's report dated July 18, 1978 (copy circulated) in which the Director of Social Planning reported on factors which have resulted in persons who are certified to be mentally ill being detained in the City jail for varying periods of time.

The report touched on admission policies and procedures for the mentally ill at various hospitals and concluded with a series of recommendations aimed at improving the situation at the City jail.

Appearing before the Committee on this matter were the Director of Social Planning; Dr. J. Duffy, Executive Director of Forensic Psychiatric Services; Mr. J. Seager, Executive Director of Greater Vancouver Mental Health Service; Dr. M. Vallance, Director of Psychiatric Emergency Services of Vancouver General Hospital; Dr. E. McCulloch, Admitting Officer of Riverview Hospital; Dr. R. McQueen, Director of Mental Health Services for the City Health Department; other representatives from the Mental Health treatment field; and a representative of the Police Department.

The Committee noted that the Director of Social Planning in the Manager's report, had recommended the City ask the Minister of Health to instruct Riverview Hospital to accept all mentally ill persons from the City jail within 24 hours after certification.

The representative from Riverview Hospital indicated there is a bed availability problem at Riverview; that it does not have the beds or the staff to accede to this recommendation. He stated the hospital had requested additional staff from the Provincial Health Department but was unsuccessful.

However, others present at the meeting suggested that if City Council approves the first recommendation of the Director of Social Planning as worded, the Minister of Health could possibly allocate the necessary money to provide the required beds and staff at Riverview Hospital. It was also noted that only 8 to 10 persons per month would be referred from the City jail to Riverview.

Continued

Report to Council
Standing Committee of Council on Community Services
July 27, 1978

(III-2)

Clause No. 1 Continued

Following further discussion, it was

RECOMMENDED

- A. THAT the Provincial Minister of Health instruct the Executive Director of Riverview Hospital to accept all mentally ill persons from City Jail within 24 hours after certification.
- B. THAT the Ministry of Health initiate a special study at Riverview Hospital to investigate, plan and implement the disposition of the group admitted from Vancouver City Jail with particular attention given to the recidivist or personality disordered person; the study to be in concert with the study presently being conducted by Dr. John Cumming but the practical work to commence immediately.
- C. THAT those involved in the implementation phase of the above-mentioned study include representation from City Council, City Police Department, Forensic Commission, Attorney-General's Office and Community Mental Health.
- D. THAT Vancouver City Council, through its Community Services Committee, be provided progress reports on the results achieved from the implementation of Recommendation "A" at six months and one year intervals after implementation.

The meeting adjourned at approximately 2:55 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 659